



City Hall Commission Chambers  
3650 NE 12 Avenue  
Oakland Park, Florida 33334

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MINUTES  
PLANNING AND ZONING BOARD MEETING  
May 14, 2018, 6:30 P.M.

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The regular meeting of the Planning and Zoning Board of the City of Oakland Park, Florida was called to order at 6:30 p.m. by Chair Doren.

<b>ROLL CALL</b>
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Present:

Jack Doren, Chair  
Toby Lawrence, Board Member  
Michael O'Byrn, Board Member  
Mark Zaden, Board Member  
Robert Waters, Alternate

Absent:

Caryl Stevens, Vice Chair

Also Present:

Stephen Scott, Assistant Director of  
Engineering and Community Development  
Alex Dambach, Planning Supervisor  
Jennifer Frastai, Director of Engineering and  
Community Development  
Brian Sherman, City Attorney  
Sean Swartz, City Attorney  
Laura Adams, Board Secretary

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| <p>1. <b>PUBLIC COMMENTS - At this time, any person will be allowed to speak on any matter that pertains to City business for a length of time not to exceed four minutes per person.</b></p> |
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None

<b>ITEMS TO CONSIDER</b>
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| <p>2. <b>Case CD18-01 CP "Round Corner, LLC.": A public hearing to consider an application by Round Corner, LLC requesting a Comprehensive Plan Amendment to define a studio or efficiency dwelling unit in the same manner as defined in the Broward County Comprehensive Plan and to add a new Commercial Land Use Category for Planned Redevelopment Districts (PRD) with Floor Area Ratio (FAR) and Density limits.</b></p> |
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Member Lawrence declared a conflict and stated he would recuse himself from participating in discussion and voting on items 2 through 5.

Mr. Dambach provided the staff presentation pertaining to items 2 through 5. He recommended the Board consider the request and provide a recommendation to the city commission.

Dennis Mele, attorney for the applicant, and George Fletcher, architect, provided a presentation pertaining to items 2 through 5.

Public hearing for Item 2

Brian Weins, 1499 NE 34 St. He did not understand why the city wanted to follow Broward County planning when the city had its own plans, its own vision and its own ideas for the city. He opposed having many small units for people to live in and would prefer development in which people could raise a family, be involved in the community and remain for a long time.

Siegi Constantine, Deerfield Beach. She stated she had been the executive director for Oakland Park Main Street for 15 years and had been very involved in the downtown development. She was excited about this project. She noted that a lot of young people wanted to move to Oakland Park into a development such as this, as well as older people. She believed this development would be home to a great mix of people.

Ashley Sharp, 4441 NE 17th Ave. She said she had lived in a 425 square foot unit in New York City when she attended college. She felt this type of development invited a live, work, play, have a family environment. She said this was a neighborhood they wanted.

Tony Scandrick, 321 NE 42 St. He said the studio apartments would be occupied by single people. He wanted everyone to be able to have space to begin independent living. He felt the project was outstanding and he would be proud to have it in the city.

Brian Valentine, 3201 N Federal Highway. He welcomed this development and was pleased that a developer was willing to invest substantial funds in Oakland Park. He remarked that if the studios were not redefined as requested in Item 2, it would be difficult to pass the other items. He believed this was a well thought-out plan that would utilize existing parking lot space.

Discussion was opened to the board.

Member Zaden liked the project and asked the applicant to speak further regarding the downsized housing trend. Mr. Mele explained that throughout the country, unit footprints were getting smaller, but buildings were including more amenities and common space. Cities were modifying their minimum floor areas to reflect that. Mr. Mele remarked that this was a very expensive building to construct so these would not be low-income apartments no matter what the unit size was. He added that the almost 200 of the 274 units would be one or two-bedroom, so the studios were not an overwhelming percentage.

Mr. Mele said rents would start at \$1,400 per month and there would be a professional management company for the commercial and residential. Mr. Mele said the residents' parking areas would probably require a card to enter. Parking had been based on an overall parking analysis for the entire project, not assigning a particular use.

Chair Doren remarked that none of the agenda items addressed the project as a whole. The City Attorney explained that each agenda item was independent of the others. There were different rights the applicant would have and procedures to follow given how the board voted on each item. Mr. Scott suggested asking general questions while discussing rezoning.

Ms. Frastai provided a brief overview of the four agenda items. She stated the first two items would be applicable to any further development on Federal Highway; that last two items were specific to this application.

Chris Hagen with Kimley Horn and Associates clarified that for the residential parking analysis, they had used the city's rate of two spaces per unit, regardless of the number of bedrooms. For the commercial parking, they had done a shared parking analysis.

Chair Doren believed this was the type of development people wanted right now: smaller spaces in an upscale, walkable environment with more amenities.

Member Zaden moved to recommend approval of the Comprehensive Plan Amendment and to add a new Commercial Land Use category. Member Waters seconded the motion, which prevailed by the following vote:

**YES:** Member Waters, Member Zaden, Member O'Byrn, Chair Doren

**ABSTAIN:** Member Lawrence

<p><b>3. Case #CD18-01 RZ/T/CP/Z/C "Round Corner, LLC": A public hearing to consider an application by Round Corner, LLC, to amend Chapter 24, Article 4 of the City's Land Development Code, to create the zoning district entitled PRD, Planned Redevelopment District.</b></p>
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Public hearing for Item 3

Cindy Spritzer, 3451 NE 19 Ave. She stated she liked the idea of being able to walk to this facility and thought it would showcase Oakland Park. She questioned how the project would be accessed and how 20 Avenue would be improved. She reported she was hosting a neighborhood group meeting for residents to discuss this project.

Keith Baum, owner of GardenWorks Supply Center, 1501 East Oakland Park Blvd. He said he had worked with this developer on several projects and he felt this project was spectacular.

Siegi Constantine, Deerfield Beach. She thought Oakland Park was fortunate to have this developer, who lived in and had a commitment to the city. She had seen developers leave the city because the city was not willing to work with them and warned the city not to squander this opportunity.

Will Spencer, 1750 NE 43 St. He cited the new mixed-use development off of Federal Highway that was working. He said the most important components of this project were safety and beauty; safety for residents and enhancing the beauty of the iconic KenAnn Building.

Tony Scandrick, 321 NE 42 St. As a homeowner, he said he would love to see the vibrant redevelopment of Federal Highway and agreed they needed to add housing to the area.

Brian Weins, 1499 NE 34 Street. He said quality of life, specifically concerns about overdevelopment and traffic, were important to him. He would support a scaled-back version of this project, such as a five to six-story building. He was also concerned about vacancies in the new building, setbacks and traffic accessing the site. Mr. Weins noted the problem of jaywalking on Oakland Park Blvd. in this area and suggested erecting median barriers to prevent this.

John Stamco, 3101 N. Federal Hwy. He said this was an impressive building plan that he felt would complement the iconic KenAnn Building. He said a new generation would make their homes in Oakland Park. He asked the city to support the project.

Discussion was opened to the board.

Chair Doren felt the project would support the city's goal of being a "city on the move." He liked the contemporary, urban styling and felt it would be in line with development people wanted now.

Member Zaden moved to recommended approval to create the zoning district entitled PRD, Planned Redevelopment District. Member O'Byrn seconded the motion, which prevailed by the following vote:

**YES:** Member Waters, Member Zaden, Member O'Byrn, Chair Doren

**ABSTAIN:** Member Lawrence

<p><b>4. Case #CD18-01 RZ "Round Corner, LLC.": A public hearing to consider the application by Round Corner, LLC, requesting Rezoning from B-1 / Federal Highway Mixed Use Business and Entertainment Overlay District to PRD, Planned Redevelopment District, for the property located at 3101 and 3201 N. Federal Highway.</b></p>
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Public Hearing for Item 4 - no speakers

Discussion was opened to the board.

Member O'Byrn appreciated the architecture, which he felt would complement the vintage architecture of the KenAnn Building. His concerns were:

- The enormous volume of the third building and traffic issues this would entail
- People using NE 20 Ave. to access the site

Mr. Hagen noted that of the 624 total parking spaces, there were replacing some of the surface parking lots currently on the parcel; they would effectively be approximately doubling the number of parking spaces. They had studied traffic generation, taking into account new development on adjacent parcels, which he said would generate less during peak hours than prior development on the sites had. Mr. Hagen added that the mixed-use nature of the development would allow people to shop and eat near their homes without using cars and contributing to traffic. Amenities on the site would include enhanced pathways for bikes and pedestrians. They would also widen the east-west roadway that connected to NE 20 Ave. to 20 feet. He described access to and from the site and noted that the multiple access points would disperse traffic quickly.

Member O'Byrn was specifically concerned about people traveling to the north, and thought NE 20 Ave. would be very busy. Mr. Hagen noted that NE 20 Ave. had speed humps to calm traffic and they anticipated "it will add a few additional trips" to the volume on NE 20 Ave.

Member Zaden moved to recommend approval of the rezoning from B-1 / Federal Highway Mixed Use Business and Entertainment Overlay District to PRD, Planned Redevelopment District, for the property located at 3101 and 3201 N. Federal Highway. Member Waters second the motion, which prevailed by the following vote:

**YES:** Member Waters, Member Zaden, Chair Doren

**NO:** Member O'Byrn

**ABSTAIN:** Member Lawrence

<p><u>5.</u>     <b>Case #CD18-01 RZ/T/CP/Z/C "Round Corner, LLC.": A public hearing to consider the application by Round Corner, LLC, requesting the assignment of 274 Flexible Units to be located at 3101 and 3201 N. Federal Highway.</b></p>
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Public Hearing for Item 5

Siegi Constantine, Deerfield Beach. She said businesses needed customers to be successful and this required density, otherwise business would close and leave the city. She encouraged the board to support this project.

Discussion was opened to the board.

Chair Doren said this was a fine project and agreed they needed density to support business and have a sense of community. He asked about renovations planned for the KenAnn building. Mr. Fletcher stated they would be cleaning up the mosaic tiles.

Member Zaden asked about the exact number of flexible units and Mr. Mele said the number was not exact because they had not yet received confirmation from the county regarding how they could count them. He asked that the motion be made to indicate the number of units they requested, 274. If they received confirmation from the county, they would accept the lower number.



Mr. Dambach said the city would only use 235 flexible units for this project. He stated the PRD Zone would allow up to 50 dwelling units per acre. Mr. Mele said this project would have a density of 42.7 units per acre.

Member Zaden moved to recommend approval for the assignment of 274 flexible units to be located at 3101 and 3201 N. Federal Highway. Member Waters seconded the motion, which prevailed by the following vote:

**YES:** Member Waters, Member Zaden, Chair Doren

**NO:** Member O'Byrn

**ABSTAIN:** Member Lawrence

<p><b>6. Case #CD18-09 DMUD/T "City Initiated Text Amendment to the City's Land Development Code": A public hearing to consider amending the Permitted &amp; Conditional Uses in the Downtown Mixed-Use District Use Table, Sec. 24-265.</b></p>
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Rick Buckeye, Senior Planner provided the staff presentation. Staff recommended the board consider this request and make a recommendation to the city commission.

Public Hearing - no speakers

Member O'Byrn believed this made total sense.

Mr. Dambach explained there were several sub zones within the Downtown Mixed-use District. They wished to streamline the zoning.

Member O'Byrn moved to recommend approval to amend the permitted and conditional uses for the Downtown Mixed Use District Table in Section 24-265. Member Lawrence seconded the motion, which prevailed by the following vote:

**YES:** Member Waters, Member Zaden, Member O'Byrn, Member Lawrence, Chair Doren

<p><b>7. Case CD18-01 CP2 "Live-Work Unit": A public hearing to consider a Comprehensive Plan Amendment to define a live-work unit.</b></p>
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Mr. Dambach and Mr. Scott provided the staff presentation. Staff recommended the board consider this request and make a recommendation to the city commission.

Mr. Scott explained that they had decided to work on this to make the changes while they updated the Comprehensive Plan with the state.

Member O'Byrn asked how this would differ from a resident using a portion of her home for a business. Mr. Dambach explained the code already accommodated home-based business. This was for someone who wanted to operate a business that had customers visiting the space. Mr. Buckeye stated the home occupational license was restricted: no customer activity, signage or

parking was allowed. Mr. Dambach indicated this would not change the requirement to obtain a business tax receipt. This change was about the land use, the physical building and the location. Member O'Byrn moved to recommend acceptance of the Comprehensive Plan Amendment to define the Live-work unit as proposed. Member Waters second the motion, which prevailed by the following vote:

**YES:** Member Waters, Member Zaden, Member O'Byrn, Member Lawrence, Chair Doren

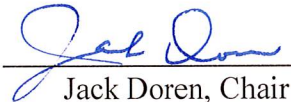
<b>8. OTHER BUSINESS</b>
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Chair Doren thanked staff for doing a great job on the presentations.

Chair Doren invited community feedback for how residents would like to see the board run.

**ADJOURN:** The meeting was adjourned at: 8:39 p.m.

CITY OF OAKLAND PARK, FLORIDA

  
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Jack Doren, Chair

ATTEST:

  
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Laura Adams, Board Secretary